

BILL NO. R-84-11- 08

DECLARATORY RESOLUTION NO. R-138-84

A DECLARATORY RESOLUTION confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

WHEREAS, Common Council has previously designated by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

The following described real estate in Allen County, Indiana:

A parcel of land situated in that part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 31 North, Range 12 East, lying North and East of the center line of the public highway known as the Goshen Road and U.S. Highway No. 30, and West of the right-of-way of the Grand Rapids and Indiana Railroad; as by metes and bounds described, to-wit: Commencing on the center line of the public highway known as the Goshen Road at a point situated 763.7 feet Southeasterly of the point of intersection of said highway center line by the North line of the Southeast Quarter of the Northeast Quarter of the said section; thence continuing Southeasterly on the said highway center line, 160.0 feet; thence Northeasterly on a line normal to the said highway center line, 394.0 feet to the West line of the right-of-way of the Grand Rapids and Indiana Railroad; thence North on the said right-of-way line, 211.8 feet to a point situated 231.8 feet South of its intersection by the North line of the Southeast quarter of the Northeast quarter of said section; thence Southwesterly on a line normal to the said highway center line, 532.8 feet to the point of beginning; SUBJECT to the public highway upon the Southwest 45.0 feet thereof.

1 Page Two

2 The following described real estate
3 in Allen County, Indiana:

4 A parcel of land situated in that
5 part of the Southeast 1/4 of the
6 Northeast 1/4 of Section 28, Town-
7 ship 31 North, Range 12 East lying
8 North and East of the center line
9 of the public highway known as the
10 Goshen Road and U.S. Highway No. 30
11 and West of the right-of-way of the
12 Grand Rapids and Indiana Railroad;
13 as by metes and bounds described
14 as follows, to-wit: Commencing
15 on the center line of the public
16 highway known as the Goshen Road
17 at a point situated 763.7 feet south-
18 easterly of the point of intersection
19 of said highway center line by the
20 north line of the Southeast quarter
21 of the Northeast quarter of said
22 Section; thence continuing south-
23 easterly on the said highway center
24 line, 80 feet; thence northeasterly
25 on a line normal to the said highway
26 center line 463.4 feet to the west
27 line of the right-of-way of the Grand
28 Rapids and Indiana Railroad; thence
29 North on the said right-of-way line
30 105.9 feet to a point situated 231.8
31 feet of its intersection by the north
32 line of the Southeast quarter of the
33 Northeast quarter of said Section;
thence Southwesterly on a line normal
to the said highway center line 532.8
feet to the point of beginning, sub-
ject to the public highway upon the
Southwest 45.0 feet thereof.

said property more commonly known as 2525 and 2514 Goshen Road,
Fort Wayne, Indiana;

WHEREAS, recommendations have been received from the
Committee on Finance and the Department of Economic Development
concerning said Resolution;

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 5-3-2 and
a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has
already been designated an allocation area under I.C. 36-7-14-39,
the Fort Wayne Redevelopment Commission has adopted a Resolution
approving the designation.

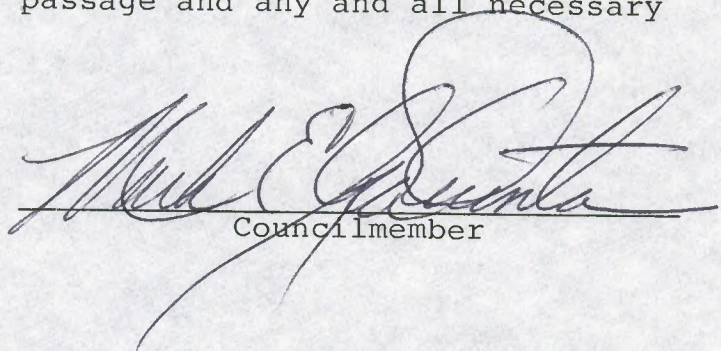
Page Three

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating
the above described property an "Economic Revitalization Area" is
confirmed in all respects.

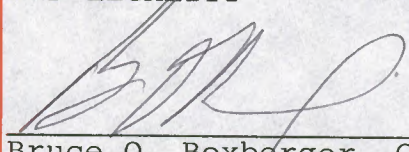
SECTION 2. That, the above described property is here-
by declared an "Economic Revitalization Area" pursuant to I.C. 6-
1.1-12.1, said designation to begin on the effective date of this
Resolution and continue for one (1) year. Said designation shall
terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force
and effect from and after its passage and any and all necessary
approval by the Mayor.



Councilmember

APPROVED AS TO FORM
AND LEGALITY



Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Gio Quinta, seconded by Steve, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 27th day of November, 19 84, at 7:15 o'clock P..M., E.S.

DATE: 11-13-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gio Quinta, seconded by Steve, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 11-27-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~

~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. 03-138-84

on the 27th day of November, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E. E.
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of November, 19 84, at the hour of 11:30 o'clock A..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of November, 19 84, at the hour of 11:00 o'clock A..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Fort Wayne Clutch Exchange (an Indiana partnership)
2. Owner(s) Francis M. DeMayo and Robert G. DeMayo
3. Address of Owner(s) 2424 Goshen Road
FortWayne, IN 46808
4. Telephone Number of Owner(s) (219) 484-8505
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant 2424 Goshen Road
Fort Wayne, IN 46808
7. Telephone number of Applicant (219) 484-8505
8. Address of Property Seeking Designation 2514 and 2525 Goshen Road, Fort Wayne,
Indiana 46808
9. Legal Description of Property Proposed for Designation (may be attached) see attached
10. Townwhip Washington Township - Allen County, Indiana
11. Taxing District 80 Washington

12. Current Zoning M-1
13. Variance Granted (if any) N/A
14. Current Use of Property
- a. How is property presently used? Most of the real estate is unimproved.
A portion of the real estate has a warehouse on it.
- b. What Structure(s) (if any) are on the property? A warehouse is on
a portion of the real estate
- b. What is the condition of this structure/these structures? Good condition.
15. Current Assessed Value of Real Estate \$13,300
- a. Land \$10,700.
- b. Improvements \$2,600
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$977.14
17. Description of Proposed Improvements to the Real Estate
A 20,000 square foot building will be constructed on the real estate.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
Approximately November 2, 1984.
- b. When is completion expected? March 1, 1985
19. Cost of Project (not including land costs) \$365,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 25 full time and 2 part time are now employed; 37 full time and 2 part time will be employed after the project is completed.

~~tion of this new manufacturing equipment?~~

b. What is the nature of those jobs? 11 new jobs will be for factory employees and one new job will be for a clerical employee

c. Anticipated time frame for reaching employment level stated above?

Three years

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The project will be located within the City of Fort

Wayne, Indiana, an area which has experienced high unemployment in recent years due to economic recession and the relocation of jobs from Fort Wayne to other portions of the country.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The proposed project will enable Fort Wayne Clutch, Inc., lessee of the applicant, to increase the sales of its products which will necessitate its hiring approximately twelve additional employees and the increased economic activity will increase the tax base of the City of Fort Wayne.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Lincoln National Bank has agreed to purchase the economic development bonds which will be issued to finance the project. An inducement resolution for the bonds has been issued by the Fort Wayne, Indiana Economic Development Commission.

I hereby certify that the information and representation on this Application are true and complete.

Francis M. DeMayo

Signature(s) of Owners

Francis M. DeMayo, Partner

10/ 29 /84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

The following described real estate in Allen County, Indiana:

A parcel of land situated in that part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 31 North, Range 12 East, lying North and East of the center line of the public highway known as the Goshen Road and U.S. Highway No. 30, and West of the right-of-way of the Grand Rapids and Indiana Railroad; as by metes and bounds described, to-wit: Commencing on the center line of the public highway known as the Goshen Road at a point situated 763.7 feet Southeasterly of the point of intersection of said highway center line by the North line of the Southeast Quarter of the Northeast Quarter of the said section; thence continuing Southeasterly on the said highway center line, 160.0 feet; thence Northeasterly on a line normal to the said highway center line, 394.0 feet to the West line of the right-of-way of the Grand Rapids and Indiana Railroad; thence North on the said right-of-way line, 211.8 feet to a point situated 231.8 feet South of its intersection by the North line of the Southeast quarter of the Northeast quarter of said section; thence Southwesterly on a line normal to the said highway center line, 532.8 feet to the point of beginning; SUBJECT to the public highway upon the Southwest 45.0 feet thereof.

The following described real estate in Allen County, Indiana:

A parcel of land situated in that part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 31 North, Range 12 East lying North and East of the center line of the public highway known as the Goshen Road and U.S. Highway No. 30 and West of the right-of-way of the Grand Rapids and Indiana Railroad; as by metes and bounds described as follows, to-wit: Commencing on the center line of the public highway known as the Goshen Road at a point situated 763.7 feet southeasterly of the point of intersection of said highway center line by the north line of the Southeast quarter of the Northeast quarter of said Section; thence continuing southeasterly on the said highway center line, 80 feet; thence northeasterly on a line normal to the said highway center line 463.4 feet to the west line of the right-of-way of the Grand Rapids and Indiana Railroad; thence North on the said right-of-way line 105.9 feet to a point situated 231.8 feet of its intersection by the north line of the Southeast quarter of the Northeast quarter of said Section; thence Southwesterly on a line normal to the said highway center line 532.8 feet to the point of beginning, subject to the public highway upon the Southwest 45.0 feet thereof. (Commonly known as 2514 Goshen Road, Fort Wayne, Indiana).

The applicant is Fort Wayne Clutch Exchange, an Indiana general partnership composed of two brothers, Francis M. DeMayo and Robert G. DeMayo. The partnership's purpose is to hold and manage real estate located at 2424 Goshen Road, Fort Wayne, Indiana. The real estate and the buildings thereon are being leased to Fort Wayne Clutch, Inc., an Indiana corporation, which remanufactures clutches and driveline components used in motor vehicles. The corporation is owned equally by Francis M. DeMayo and Robert G. DeMayo.

The applicant desires to construct on the real estate a new building which will be leased to Fort Wayne Clutch, Inc., and to purchase new equipment, including a computer, which will also be leased to Fort Wayne Clutch, Inc. The new building and equipment will be utilized to meet an increasing demand for the products of Fort Wayne Clutch, Inc.

All employees involved in the foregoing enterprise are employees of Fort Wayne Clutch, Inc. All new employees hired by reason of this project will be employees of Fort Wayne Clutch, Inc.



FORT WAYNE CLUTCH, INC.

37967

2424 Goshen Road
FORT WAYNE, INDIANA 46808

LINCOLN NATIONAL BANK & TRUST CO.
FORT WAYNE, INDIANA 46802

71-27
712

PAY

THE SUM OF DOLLARS

DOLLARS

TO THE ORDER OF

DATE

CHECK NUMBER

NET CHECK

City Of Ft Wayne

Oct 29 84

50 00

Appropriated Real Est Tax

FORT WAYNE CLUTCH, INC.

David Kay Brewer

⑆0712⑉0027⑆

287⑉500 0⑈

BILL NO. R-84-11-08

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN

~~ORDINANCE~~ ^{XXXXXXX} A DECLARATORY RESOLUTION confirming the designation of an

"Economic Revitalization Area" under I.C. 6-1.1-12.1

(Fort Wayne Clutch Exchange - 2514 and 2525 Goshen Road)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

Mark E. Giaquinta
James S. Stier
Janet G. Bradbury
Thomas C. Henry
Donald J. Schmidt

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution B-84-11-08DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Fort Wayne
Clutch Exchange - 2514 and 2525 Goshen Road)

EFFECT OF PASSAGE The proposed project will enable Fort Wayne Clutch, Inc.,
lessee of the applicant, to increase the sales of its products which will
necessitate its hiring approximately twelve additional employees and the
increased economic activity will increase the tax base of the City of Fort
Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$365,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-84-11-07 AND R-84-11-08)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 11-13-84,
date

designating property at Fort Wayne Clutch Exchange - 2514 and
2525 Goshen Road

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

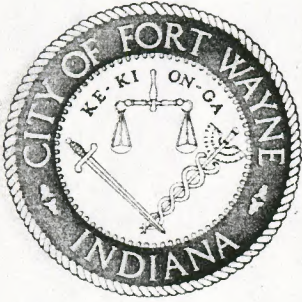
Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, November 27, 1984, at 7:15 P.M.,
date, time & place
Room 128, Council Conference Room, One Main Street, City-County
Building, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk



The City of Fort Wayne

November 14, 1984

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the dates of November 17, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-84-11-07 & R-84-11-08
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines	
Head	number of lines	4
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23	lines,	1	columns wide equals	23	equivalent lines at	.300¢	\$ 6.90
		cents per line					
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
Charge for extra proofs of publication (50 cents for each proof in excess of two)					2 extra		1.00
TOTAL AMOUNT OF CLAIM							\$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Nov. 17, 19 84

Drusilla Roose

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 11/17/84

Subscribed and sworn to me before this 17th day of November 19 84

Anne M. Perkins
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-11-07 and R-84-11-08)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 11-13-84, designating property at Fort Wayne Clutch Exchange - 2514 and 2525 Goshen Road, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified or confirmed or rescinded on Tuesday, November 27, 1984, at 7:15 p.m., Room 128, Council Conference Room, One Main Street, City-County Building, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

11-17

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

NEW-SENTINEL

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Nov. 17, 19 84

Drusilla Roose

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

11/17/84

Drusilla Roose

Subscribed and sworn to me before this 17th day of November 19 84

Anne M. Perkins

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-11-07 and R-84-11-08)
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City Clerk